



# Mortgage Recording Tax Return

Use this form when the mortgaged property is located in more than one county **and** any or all of the following taxes apply in one or more but not all of the counties: the additional tax; city of Yonkers tax on mortgages; New York City tax on mortgages; Broome County tax on mortgages. In addition, use this form when the mortgaged property is located partially in and partially out of the city of Yonkers, but entirely in Westchester County. **Prepare in duplicate.**

Name of mortgagee					Amount of mortgage
Name of mortgagor					Date of mortgage
Mailing address of mortgagor					

Counties where mortgaged property is located	Assessed value of property in the city of Yonkers	Assessed value of property in New York City counties	Assessed value of property in counties imposing additional tax (includes city of Yonkers and New York City counties)	Assessed value of property in Broome County	Assessed value of property in counties suspending additional tax (includes Broome County)

1 Totals .....	<b>1a</b>	<b>1b</b>	<b>1c</b>	<b>1d</b>	<b>1e</b>
2 Total assessed value (add lines 1c and 1e and enter total here) .....					<b>2</b>
3 Amount of mortgage (rounded to nearest hundred dollars) .....					<b>3</b>
4 Basic tax (multiply line 3 by .005) .....					<b>4</b>
5 Mortgage amount after exclusion for mortgages on certain residential real property (subtract \$10,000 from line 3 and enter balance; see instructions for exclusion criteria). If exemption does not apply, enter amount from line 3 .....					<b>5</b>
6 Additional tax base (multiply line 5 by .0025) .....					<b>6</b>
7 Tax ratio (divide line 6 by line 2; see instructions) .....					<b>7</b>
8 Total assessed value of property in counties imposing additional tax (enter amount from line 1c) .....					<b>8</b>
9 Additional tax due (multiply line 7 by line 8) .....					<b>9</b>
10 City of Yonkers tax base (multiply line 3 by .005) .....					<b>10</b>
11 Tax ratio (divide line 10 by line 2; see instructions) .....					<b>11</b>
12 Total assessed value of property in the city of Yonkers (enter amount from line 1a) .....					<b>12</b>
13 City of Yonkers tax due (multiply line 11 by line 12) .....					<b>13</b>
14 New York City tax rate (see instructions and rate schedule) .....					<b>14</b>
15 New York City tax base (multiply line 3 by line 14) .....					<b>15</b>
16 Tax ratio (divide line 15 by line 2) .....					<b>16</b>
17 Total assessed value — New York City counties (enter amount from line 1b) .....					<b>17</b>
18 New York City tax due (multiply line 16 by line 17) .....					<b>18</b>
19 Broome County tax base (multiply line 3 by .0025) .....					<b>19</b>
20 Tax ratio (divide line 19 by line 2; see instructions) .....					<b>20</b>
21 Total assessed value of property in Broome County (enter amount from line 1d) .....					<b>21</b>
22 Broome county tax due (multiply line 20 by line 21) .....					<b>22</b>
23 Special additional tax (multiply line 3 by .0025) .....					<b>23</b>
24 <b>Total tax</b> (add lines 4, 9, 13, 18, 22, and 23) .....					<b>24</b>

Signature of preparer	Date
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## Instructions

- |  |                       |                       |                    |            |                             |            |                                |            |                                  |            |                                     |             |                             |             |  |
|--|-----------------------|-----------------------|--------------------|------------|-----------------------------|------------|--------------------------------|------------|----------------------------------|------------|-------------------------------------|-------------|-----------------------------|-------------|--|
| <p><b>Line 1</b> Enter the respective totals for columns 1a, 1b, 1c, 1d, and 1e.</p> <p><b>Line 2</b> Enter the sum of lines 1c and 1e.</p> <p><b>Line 3</b> Enter the amount of the mortgage, rounded to the nearest hundred dollars. When rounding this figure to the nearest hundred dollars, if the value to be rounded is \$50 or less, round down. If the value is \$50.01 or greater, round up.</p> <p><b>Line 4</b> Compute the basic tax due by multiplying line 3 by .005.</p> <p><b>Line 5</b> In cases where the mortgage is of real property <b>principally improved or to be improved by a one- or two-family residence or dwelling</b>, subtract \$10,000 from the amount on line 3 and enter the balance on line 5.</p> <p><b>Line 6</b> Compute the additional tax base by multiplying line 5 by .0025.</p> <p><b>Line 7</b> When computing the tax ratio, use the following to determine the number of decimal places for the amount on line 7.</p> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;"><u>If line 2 is:</u></td> <td style="width: 50%;"><u>On line 7 use:</u></td> </tr> <tr> <td>Less than \$150.00</td> <td>6 decimals</td> </tr> <tr> <td>From \$150.01 to \$1,500.00</td> <td>7 decimals</td> </tr> <tr> <td>From \$1,500.01 to \$15,000.00</td> <td>8 decimals</td> </tr> <tr> <td>From \$15,000.01 to \$150,000.00</td> <td>9 decimals</td> </tr> <tr> <td>From \$150,000.01 to \$1,500,000.00</td> <td>10 decimals</td> </tr> <tr> <td>From \$1,500,000.01 or more</td> <td>11 decimals</td> </tr> </table> <p><b>Line 8</b> Enter the amount from line 1c.</p> <p><b>Line 9</b> Compute the additional tax due by multiplying line 7 by line 8.</p> <p><b>Line 10</b> Compute the city of Yonkers tax base by multiplying line 3 by .005.</p> | <u>If line 2 is:</u>  | <u>On line 7 use:</u> | Less than \$150.00 | 6 decimals | From \$150.01 to \$1,500.00 | 7 decimals | From \$1,500.01 to \$15,000.00 | 8 decimals | From \$15,000.01 to \$150,000.00 | 9 decimals | From \$150,000.01 to \$1,500,000.00 | 10 decimals | From \$1,500,000.01 or more | 11 decimals | <p><b>Line 11</b> When computing the tax ratio, follow the instructions for line 7 to determine the number of decimal places for the amount on line 11.</p> <p><b>Line 12</b> Enter the amount from line 1a.</p> <p><b>Line 13</b> Compute the city of Yonkers tax due by multiplying line 11 by line 12.</p> <p><b>Line 14</b> Enter in decimal form the New York City tax rate from the rate schedule below for the type of mortgage being recorded (.01, .01125, or .0175).</p> <p><b>Line 15</b> Compute the New York City tax base by multiplying line 3 by line 14.</p> <p><b>Line 16</b> Compute the tax ratio by dividing line 15 by line 2. Follow the instructions for line 7 to determine the number of decimal places for the amount on line 16.</p> <p><b>Line 17</b> Enter the amount from line 1b.</p> <p><b>Line 18</b> Compute the New York City tax due by multiplying line 16 by line 17.</p> <p><b>Line 19</b> Compute the Broome County tax base by multiplying line 3 by .0025.</p> <p><b>Line 20</b> When computing the tax ratio, follow the instructions for line 7 to determine the number of decimal places for the amount on line 20.</p> <p><b>Line 21</b> Enter the amount from line 1d.</p> <p><b>Line 22</b> Compute the Broome County tax due by multiplying line 20 by line 21.</p> <p><b>Line 23</b> Compute the special additional tax due by multiplying line 3 by .0025.</p> <p><b>Line 24</b> Add lines 4, 9, 13, 18, 22, and 23 and enter the total.</p> |
| <u>If line 2 is:</u>   | <u>On line 7 use:</u> |                       |                    |            |                             |            |                                |            |                                  |            |                                     |             |                             |             |  |
| Less than \$150.00   | 6 decimals            |                       |                    |            |                             |            |                                |            |                                  |            |                                     |             |                             |             |  |
| From \$150.01 to \$1,500.00  | 7 decimals            |                       |                    |            |                             |            |                                |            |                                  |            |                                     |             |                             |             |  |
| From \$1,500.01 to \$15,000.00   | 8 decimals            |                       |                    |            |                             |            |                                |            |                                  |            |                                     |             |                             |             |  |
| From \$15,000.01 to \$150,000.00   | 9 decimals            |                       |                    |            |                             |            |                                |            |                                  |            |                                     |             |                             |             |  |
| From \$150,000.01 to \$1,500,000.00  | 10 decimals           |                       |                    |            |                             |            |                                |            |                                  |            |                                     |             |                             |             |  |
| From \$1,500,000.01 or more  | 11 decimals           |                       |                    |            |                             |            |                                |            |                                  |            |                                     |             |                             |             |  |

## Rate schedule

(Rate for each \$100 and remaining major fraction thereof of principal debt secured by a mortgage)

**Mortgage recording tax rate in New York City counties of Bronx, Kings, New York, Queens, and Richmond imposing the basic, additional, special additional, and New York City tax.**

	New York		Special		Total
	City	Basic	additional	Additional	
All mortgages securing less than \$500,000	\$1.00	\$ .50	\$ .25	\$ .25	\$2.00
Mortgages of a 1-, 2-, or 3-family dwelling, an individual condominium unit, and an individual cooperative apartment securing \$500,000 or more	\$1.125	\$ .50	\$ .25	\$ .25	\$2.125
All other mortgages securing \$500,000 or more	\$1.75	\$ .50	\$ .25	\$ .25	\$2.75

**Counties imposing the basic and special additional tax only**

Allegany	\$.75	Montgomery	.75
Chautauqua	.75	Oneida	.75
Chemung	.75	Ontario	.75
Chenango	.75	Orleans	.75
Clinton	.75	Otsego	.75
Columbia	.75	St. Lawrence	.75
Cortland	.75	Schoharie	.75
Delaware	.75	Schuyler	.75
Franklin	.75	Seneca	.75
Fulton	.75	Steuben	.75
Greene	.75	Sullivan	.75
Hamilton	.75	Tioga	.75
Herkimer	.75	Tompkins	.75
Jefferson	.75	Ulster	.75
Lewis	.75	Yates	.75
Madison	.75		

**Counties imposing the basic, additional, and special additional tax only**

Albany	\$1.00	Orange	1.00
Cattaraugus	1.00	Oswego	1.00
Cayuga	1.00	Putnam	1.00
Dutchess	1.00	Rensselaer	1.00
Erie	1.00	Rockland	1.00
Essex	1.00	Saratoga	1.00
Genesee	1.00	Schenectady	1.00
Livingston	1.00	Suffolk	1.00
Monroe	1.00	Warren	1.00
Nassau	1.00	Washington	1.00
Niagara	1.00	Wayne	1.00
Onondaga	1.00	Westchester	1.00*
		Wyoming	1.00

\*If the real property covered by the mortgage is located in whole or in part of the city of Yonkers, the rate is \$1.50.

**Mortgage recording tax rate in Broome County imposing the basic, special additional, and Broome County tax**

Broome	Special		Total
County	Basic	additional	
\$ .25	\$ .50	\$ .25	\$1.00